

RENTON CITY COUNCIL  
Regular Meeting

October 16, 2000  
Monday, 7:30 p.m.

Council Chambers  
Municipal Building

MINUTES

**CALL TO ORDER**

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF  
COUNCILMEMBERS**

RANDY CORMAN, Council President; DON PERSSON; KING PARKER;  
KATHY KEOLKER-WHEELER; DAN CLAWSON; TONI NELSON.

**CITY STAFF IN  
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer;  
LAWRENCE J. WARREN, City Attorney; MARILYN PETERSEN, City  
Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator;  
DEREK TODD, Assistant to the CAO; ABDOUL GAFOUR, Water Utility  
Supervisor; CHIEF GARRY ANDERSON, Police Department.

**PRESS**

Denis Law and Oscar Halpert, *Renton Reporter*

**APPROVAL OF  
COUNCIL MINUTES**

MOVED BY CORMAN, SECONDED BY PERSSON, COUNCIL APPROVE  
THE MINUTES OF OCTOBER 9, 2000, AS PRESENTED. CARRIED.

**ADMINISTRATIVE  
REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2000 and beyond. Items noted included:

- \* Residents are invited to recycle large items and hard to recycle items at Renton's Fall Recycling Day on Saturday, October 21st, from 9:00 a.m. to 3:00 p.m., at Renton Technical College's north parking lot.
- \* Construction has begun on several sections of sidewalks included in Renton's Neighborhood Sidewalk Program. The emphasis of this portion of the program is the Highlands area.

**AUDIENCE COMMENT**

Citizen Comment: Merlino –  
Harbour Homes Request for R-  
8 Zone Amendment re: Lot  
Coverage

John Merlino, 1010 S. 336th St., Suite 305, Federal Way, 98003, speaking on behalf of Harbour Homes, said that Harbour Homes was issued a building permit to construct a pre-sold home on lot #12 in Honey Creek Heights on August 16, 2000. A few weeks after construction began, the City issued a stop work order upon discovery of an error in the lot coverage calculation. Mr. Merlino said that the City Code states that lots 5,000 square feet and under allow for a maximum building coverage of 50% while lots over 5,000 square feet allow for a maximum building coverage of 35%. The subject lot is 5,256 square feet. Explaining that the City has informed him of two remedies, one being a boundary line adjustment and the other a variance, he expressed concern that while he is pursuing those remedies, the construction materials are being damaged by the weather and the sale of the house is in jeopardy. In an effort to expedite the matter, Mr. Merlino asked that Council consider amending the Code to allow a larger lot coverage area for single-family residential construction in the R-8 (Residential-8 Dwelling Units Per Acre) zone for lots over 5,000 square feet.

Gregg Zimmerman, Planning/Building/Public Works Administrator, commented that Mr. Merlino brings to light an interesting dilemma regarding lot coverage sizes in the Code, especially when lots are slightly larger than 5,000 square feet. Mr. Zimmerman suggested that the issue be reviewed, saying that perhaps a provision could be added to the Code to accommodate this type of situation.

Responding to Council inquiry, City Attorney Larry Warren stated that in order to change the Code, an ordinance must be adopted. He explained that the matter could be expedited by Council declaring an emergency so that the ordinance would be effective upon adoption.

MOVED BY KEOLKER-WHEELER, SECONDED BY PERSSON, COUNCIL REFER THE MATTER REGARDING MAXIMUM LOT COVERAGE IN THE R-8 ZONE TO THE PLANNING & DEVELOPMENT COMMITTEE. CARRIED.

Citizen Comment: Harbin – La Boutique, Compliance with City Code

Ronald Harbin, 930 Harrington Ave. NE, Renton, 98056, representing La Boutique, Etc., formerly Adults Video & Novelties, said he recently received a letter from the City's Land Use Compliance Inspector. The letter stated that during an inspection on October 9th, the store was found to be in violation of City Ordinances 4827 and 4828 (which regulate adult retail uses) because the videos appear to remain a substantial stock and trade of the business. He explained that La Boutique, Etc. spent considerable time and money reconfiguring the store in order to comply with City ordinances and had requested the inspection in order to demonstrate that the store was in compliance. Mr. Harbin asked for an explanation of the term "substantial stock and trade," stating that he finds it difficult to comply with City regulations if he does not understand what those levels are.

Responding to Council President Corman, City Attorney Larry Warren said there has been discussion between the City Attorney's Office and Mr. Harbin regarding this matter. He explained that the term "substantial stock and trade" was used in the City's ordinance because it is a legal term and defensible in court. Commenting that he understands the problem this term might create, Mr. Warren said his office will investigate the matter.

Citizen Comment: Wood – Bus Traffic on N 33rd St (Kennydale), Metro Bus Route #105

Vicki Wood, 1212 N. 33rd St., Renton, 98056, spoke of the continuous problems with Metro buses on N. 33rd St. in Kennydale. Complaining that the buses are speeding down the narrow residential street, she asked the City's help in slowing the buses down. Ms. Wood stated that ultimately, she'd like to see the bus rerouted.

Councilman Parker reported that this issue will be discussed at an upcoming Public Safety Committee meeting, and Ms. Wood and any other interested parties will be informed of the date and time. Gregg Zimmerman, Planning/Building/Public Works Administrator, said the City has engaged in discussions with Metro in efforts to resolve this problem. He noted that Metro has suggested erecting a mobile speed limit sign on N. 33rd St. as one way of addressing the problem.

Citizen Comment: Larsen – Bus Traffic on N 33rd St (Kennydale), Metro Bus Route #105

Myrne Larsen, 1204 N. 33rd St., Renton, 98056, reported that Metro bus drivers on route #105 have engaged in harassing behavior and continually disregard the posted speed limits on N. 33rd St. She said that she is often awakened early in the morning by the noise of speeding buses, and expressed her concern regarding the safety of the children who live on the street. Ms. Larsen asked for the Council's assistance in demanding that Metro bus drivers follow the posted speed limits.

Citizen Comment: Moran – Service Linen Supply Noise Problems

Bob Moran, 425 Wells Ave. S., Renton, 98055, expressed his concern regarding the noisy boiler that was recently installed at Service Linen Supply which starts up at 3 - 4 a.m. each night. He reported that he talked to numerous people at the

City and was told that the business is in violation of the City's noise ordinance, but so far nothing has been done. He asked that Council look into this problem. Chief Administrative Officer Jay Covington stated that the problem is being addressed.

## **CONSENT AGENDA**

Items on the consent agenda are adopted by one motion which follows the listing.

Parks: Senior Activity Center's  
Coffee Bar Expansion

Community Services Department requested approval to proceed with the expansion of the Renton Senior Activity Center's coffee bar with \$35,000 in anticipated donations; project estimate \$60-70,000, and City's expenditure is \$25-35,000. Refer to Community Services Committee.

Legal: Hearing Examiner  
Decision Appeal Procedures

Legal Department requested amendment of Code Section 4-8-110.E.8 by clarifying the appeal procedures for the decisions of the Hearing Examiner. Refer to Planning & Development Committee.

Public Works: Maplewood  
Wells Water Transmission Line  
Repairs

Planning/Building/Public Works Department recommended approval of a resolution declaring an emergency to suspend the statutory bidding process in order to contract for necessary work in the amount of \$220,000 to conduct emergency repairs of the Maplewood Wells water transmission lines, one of which incurred a major break due to corrosion. Council concur. (See below for resolution.)

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

## **ORDINANCES AND RESOLUTIONS**

The following resolution was presented for reading and adoption:

### **Resolution #3472**

Public Works: Maplewood  
Wells Transmission Line  
Repairs

A resolution was read declaring an emergency concerning repairs of corrosion and breakage of the Maplewood Wells water transmission line. MOVED BY CLAWSON, SECONDED BY PERSSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

## **NEW BUSINESS**

Regional Issues: Shorelines  
Management Act (DOE)  
Unfunded Mandate Lawsuit

Councilmember Keolker-Wheeler inquired regarding a letter from AWC asking cities to support a proposed City of Chelan lawsuit against the state on an unfunded mandate for implementing shorelines regulations. City Attorney Warren indicated he will be reviewing the matter. Councilman Clawson requested that Council receive a copy of the City Attorney's memorandum when issued.

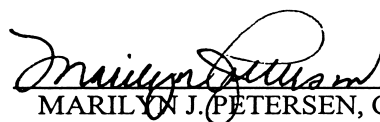
## **EXECUTIVE SESSION**

MOVED BY CORMAN, SECONDED BY PARKER, COUNCIL RECESS INTO EXECUTIVE SESSION FOR FIVE MINUTES TO DISCUSS POTENTIAL LITIGATION. CARRIED. Time: 8:25 p.m.

The meeting was reconvened at 8:30 p.m.; roll was called; all Councilmembers present.

## **ADJOURNMENT**

MOVED BY PERSSON, SECONDED BY CLAWSON, COUNCIL ADJOURN. CARRIED. Time: 8:30 p.m.



MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Michele Neumann  
October 16, 2000